

# **LAFAYETTE CITY-PARISH PROPERTY TAX SYSTEM**



**LAFAYETTE PARISH ASSESSOR CONRAD COMEAUX**



# Local Government Revenue Types

- **Property Tax**
- **Sales Tax**
- **Use Tax**



# Property Tax System

## Based On

- **Total Assessed Value**
- **Net Taxable Assessed Value**
- **Millages**



# Assessed Value

- **Assessed Value**
  - the taxable value that is based on a percentage of “fair market value”

Classification	Percentage
Land	10%
Improvements for residential purposes	10%
Electric cooperative properties, excluding land	15%
Public service properties, excluding land	25%
Other property, commercial buildings & movables	15%



# Total Assessed Value

## Residential Property

Resident **land** market value = \$ 35,000 x **10%** = assessed **land** value of \$ 3,500

Resident **house** market value = \$140,000 x **10%** = assessed **building** value of \$14,000

Total residential market value = \$175,000      Total assessed value = **\$17,500**

## Commercial Property

Business **land** market value = \$ 35,000 x **10%** = assessed **land** value of \$ 3,500

Business **building** market value=\$140,000 x **15%** = assessed **building** value of \$21,000

Total commercial market value= \$175,000      Total assessed value = **\$24,500**



# Net Taxable Assessed Value

## Residential Property With Homestead Exemption

Resident **land** market value = \$ 35,000 x **10%** = assessed **land** value of \$ 3,500

Resident **house** market value = \$140,000 x **10%** = assessed **building** value of \$14,000

Total residential market value = \$175,000

Total assessed value = \$17,500

Homestead Exemption = - \$ 7,500

**Net Taxable Assessed Value = \$10,000**

Assessed value used in **Parish Tax** calculation = \$10,000 (net taxable assessed value)

Assessed value used in **City Tax** calculation = \$17,500 (total taxable assessed value)



# Millages

- **Millages – expressed in the number of “mills”**
  - Example: Drainage District = 3.34 mills
  - What is a **mill**?
    - 1 dime = \$0.10 or 1/10 of \$1
    - 1 penny = \$0.01 or 1/100 of \$1
    - 1 mill = \$0.001 or 1/1000 of \$1



# Millage Math

## Millage Revenue Equation

$$\underline{\text{Taxable Assessed Value}} \times \underline{\text{Millage}} = \underline{\text{Revenue}}$$

$$\$1,000 \text{ } \underline{\text{assessed value}} \times 1 \text{ mill } (.001) = \$1 \text{ tax}$$

$$\$10,000 \text{ } \underline{\text{assessed value}} \times 1 \text{ mill } (.001) = \$10 \text{ tax}$$





# Millage Revenue Math

## Millage Revenue Equation

- Taxable Assessed Value x Millage = Revenue

### Example:

2019 Taxable Assessed Value	= \$ 2,349,992,652
Roads/Highways/Bridges (Bonds) 2 mills	x <u>0.002</u>
Tax Revenue Generated	= \$ 4,699,985



# Millage Revenue Math (Easy Way)

## Millage Revenue Equation

$$\text{- Taxable Assessed Value} \times \underline{\text{Millage/1000}} = \text{Revenue}$$

### Example:

2019 Taxable Assessed Value	= \$ 2,349,992,652
Roads/Highways/Bridges (Bonds) 2 mills	multiply by 2
	divide by 1,000
Tax Revenue Generated	= \$ 4,699,985



# All Parish Millages

Taxing District	Start	2019 Millage Levy	2019 Taxable Value	2019 Tax Revenue
PARISH- GENERAL ALIMONY	<1961	3.05	405,676,274	1,237,319.66
EXEMPTED MUNICIPALITIES	<1961	1.52	1,944,316,378	2,955,358.18
COURTHOUSE COMPLEX	<1961	2.34	2,349,992,652	5,498,987.18
JUVENILE DETENTION & REHAB	1969	1.17	2,349,992,652	2,749,496.88
DETENTION CORRECTIONAL FAC.	1978	2.06	2,349,992,652	4,840,989.56
DRAINAGE DIST.	1969	3.34	2,349,992,652	7,848,979.54
ROAD AND BRIDGES	<1961	4.17	2,349,992,652	9,799,476.92
ROADS/HIGHWAYS/BRIDGES (BONDS)	1963	2.00	2,349,992,652	4,700,005.24
HEALTH UNIT, DRAINAGE, ETC.	2016	3.56	2,349,992,652	8,365,976.85
AIRPORT REGIONAL PARISHWIDE	1965	1.71	2,349,992,652	4,018,493.85
LIBRARY 2017 - 2026	1987	2.91	2,349,992,652	6,838,485.51
LIBRARY 2009 - 2018	<1961	0.00		0.00
LIBRARY 2013 - 2022	2003	1.84	2,349,992,652	4,323,983.87
ECONOMIC DEVELOPMENT	1972	1.68	2,349,992,652	3,947,988.49
TECHE-VERMILION FRESHWATER	1971	1.41	2,349,992,652	3,313,498.72
ASSESSMENT DISTRICT	1985	1.44	2,349,992,652	3,383,988.15
LAW ENFORCEMENT DISTRICT	1977	8.03	2,349,992,652	18,870,446.53
LAW ENFORCEMENT DISTRICT	?	8.76	2,349,992,652	20,585,939.84
BAYOU VERMILION DIST (BONDS)	1987	0.17	2,349,992,652	399,505.68
BAYOU VERMILION DIST	1987	0.75	2,349,992,652	1,762,534.38
SCHOOL DIST REGULAR	<1961	4.59	2,349,992,652	10,786,471.29
SPECIAL SCHOOL DIST	<1961	7.27	2,349,992,652	17,084,455.21
SCHOOL DIST IMPROV/MAINT/OPER	1962	5.00	2,349,992,652	11,750,179.74
SCHOOL DIST 1985 OPER/MAINT	1985	16.70	2,349,992,652	39,244,898.20
DOWNTOWN DEV COM SUB DIST	1993	12.75	35,117,687	447,750.92

**LAFAYETTE PARISH ASSESSOR CONRAD COMEAUX**



# LCG Parish Millages

Taxing District	Expires	2019 Millage Levy	2019 Taxable Value	2019 Tax Revenue
PARISH- GENERAL ALIMONY(applied in unincorporated)	0	3.05	405,676,274	1,237,319.66
EXEMPTED MUNICIPALITIES (applied only in cities)	0	1.52	1,944,316,378	2,955,358.18
COURTHOUSE COMPLEX	2027	2.34	2,349,992,652	5,498,987.18
JUVENILE DETENTION & REHAB	2028	1.17	2,349,992,652	2,749,496.88
DETENTION CORRECTIONAL FAC.	2027	2.06	2,349,992,652	4,840,989.56
DRAINAGE DIST.	2022	3.34	2,349,992,652	7,848,979.54
ROAD AND BRIDGES	2026	4.17	2,349,992,652	9,799,476.92
ROADS/HIGHWAYS/BRIDGES (BONDS)	2028	2.00	2,349,992,652	4,700,005.24
HEALTH UNIT, DRAINAGE, ETC.	2025	3.56	2,349,992,652	8,365,976.85
AIRPORT REGIONAL PARISHWIDE	2022	1.71	2,349,992,652	4,018,493.85
LIBRARY 2017 - 2026	2026	2.91	2,349,992,652	6,838,485.51
LIBRARY 2009 - 2018	Past	0.00		0.00
LIBRARY 2013 - 2022	2022	1.84	2,349,992,652	4,323,983.87
ECONOMIC DEVELOPMENT	0	1.68	2,349,992,652	3,947,988.49
TECHE-VERMILION FRESHWATER	2030	1.41	2,349,992,652	3,313,498.72



# LCG City Millages

<b>Taxing District</b>	<b>Expires</b>	<b>2019 Millage Levy</b>	<b>2019 Taxable Value</b>	<b>2019 Tax Revenue</b>
LAFAYETTE- GENERAL ALIMONY	0	5.42	1,612,353,117	8,738,956.42
LAFAYETTE- STREETS/ROADS/ALLEYS	2028	1.29	1,612,353,117	2,079,939.22
LAFAYETTE- PLAYGROUNDS/RECREAT CNTRS	2028	1.92	1,612,353,117	3,095,718.26
LAFAYETTE- PUBLIC BUILDINGS	2027	1.13	1,612,353,117	1,821,961.59
LAFAYETTE- POLICE & FIRE DEPTS	2027	3.18	1,612,353,117	5,127,286.69
LAFAYETTE - POLICE SALARIES	2022	3.00	1,612,353,117	4,837,100.97
LAFAYETTE - FIRE SALARIES	2022	2.00	1,612,353,117	3,224,722.73



# Setting Millage Rates

- **Each taxing authority must set its millage rate**
- **Millage Rates are set every year**  
(usually in September or before)
- **Millage rate can be no higher than the maximum rate established by law or vote**  
(except if Total Taxable Value decreases)



# Setting Millage Rates After Reassessment

- **Max Millages are recalculated after every reassessment**
- **Each taxing authority must re-set its maximum millage rate**
- **If Total Taxable Value increases, millages must be lowered to bring in same revenue as prior year**
- **If Total Taxable Value decreases, millages may be raised to bring in same revenue as prior year**



# Setting Millage Rates

## After Reassessment (cont.)

Increase in Total Assessed Value =  Millage

Example: 2,350,000,000 x 2 mills = \$**4,700,000**

(2019 Taxable Assessed Value x Millage = Revenue)

Then if the 2020 Total Assessed Value Increases

 2,400,000,000 x  1.95833 mills = \$**4,700,000**  
(actually 1.958 mills = \$4,699,200)

But, by a 2/3 vote of the taxing authority, they can vote to maintain the same maximum millage

 2,400,000,000 x (prior max) 2 mills = \$**4,800,000**





# Setting Millage Rates After Reassessment (cont.)

## Critical Rule to remember !

If a taxing authority does not roll the millage forward to the new Maximum Millage prior to the next reassessment, then that maximum millage is lost.

### 2019 Assessed Value

$$2,350,000,000 \times 2 \text{ mills} = \$4,700,000$$

### 2020 Assessed Value

$$2,400,000,000 \times 1.958 \text{ mills} = \$4,700,000$$

(new maximum millage if not rolled forward  
prior to the next reassessment)



# Setting Millage Rates After Reassessment (cont.)

Decrease in Total Assessed Value =  Millage

Example: 2,350,000,000 x 2 mills = \$**4,700,000**

(2019 Taxable Assessed Value x Millage = Revenue)

Then if the 2020 Total Assessed Value Decreases

 2,300,000,000 x  2.04 mills = \$**4,700,000**



# LCG Actions of the Past

Year	Parish Millage Outside City	Parish Millage Inside City	Court-house & Jail Millage	Detention Correctional Facility Millage	Roads & Bridges Millage
1995	3.69	1.84	2.74	2.41	4.17
1996	3.16	1.58	2.34	2.06	3.56
1997	3.16	1.58	2.34	2.06	3.56
1998	3.16	1.58	2.34	2.06	4.17
1999	3.16	1.58	2.34	2.06	4.17
2000	3.05	1.52	2.25	1.98	4.01
2001	2.67	1.33	1.98	1.74	3.53
2002	3.05	1.52	2.25	1.98	4.01
2003	3.05	1.52	2.25	1.98	4.01
2004	3.05	1.52	2.25	1.98	4.01
2005	3.05	1.52	2.25	1.98	4.01

Total Generated from 1996-2006:	\$7,782,591	\$8,509,559	\$18,350,679	\$16,147,718	\$32,094,875
---------------------------------	-------------	-------------	--------------	--------------	--------------

Millage could have been:	3.69	1.84	2.74	2.41	4.17
--------------------------	------	------	------	------	------

Total \$ Generated from 1996-2006 would have been:	\$9,438,567	\$10,307,787	\$22,358,223	\$19,665,444	\$34,026,875
----------------------------------------------------	-------------	--------------	--------------	--------------	--------------

Total Difference from 2006-1996	\$1,655,976	\$1,798,228	\$4,007,544	\$3,517,726	\$1,932,000
---------------------------------	-------------	-------------	-------------	-------------	-------------

Additional Funds In 2019:	\$405,676	\$622,181	\$939,997	\$822,497	same
---------------------------	-----------	-----------	-----------	-----------	------

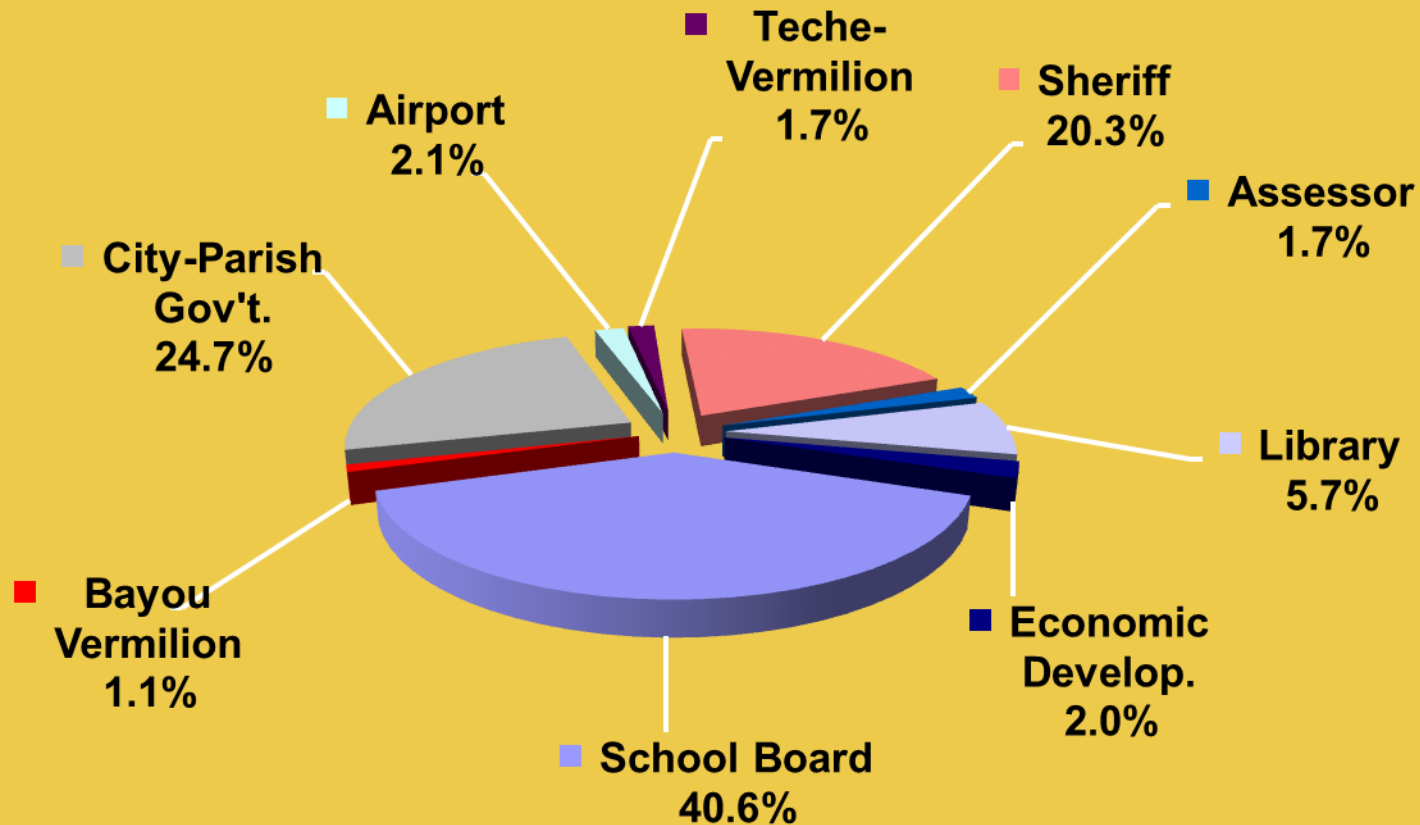


# LCG's City Millages of Past

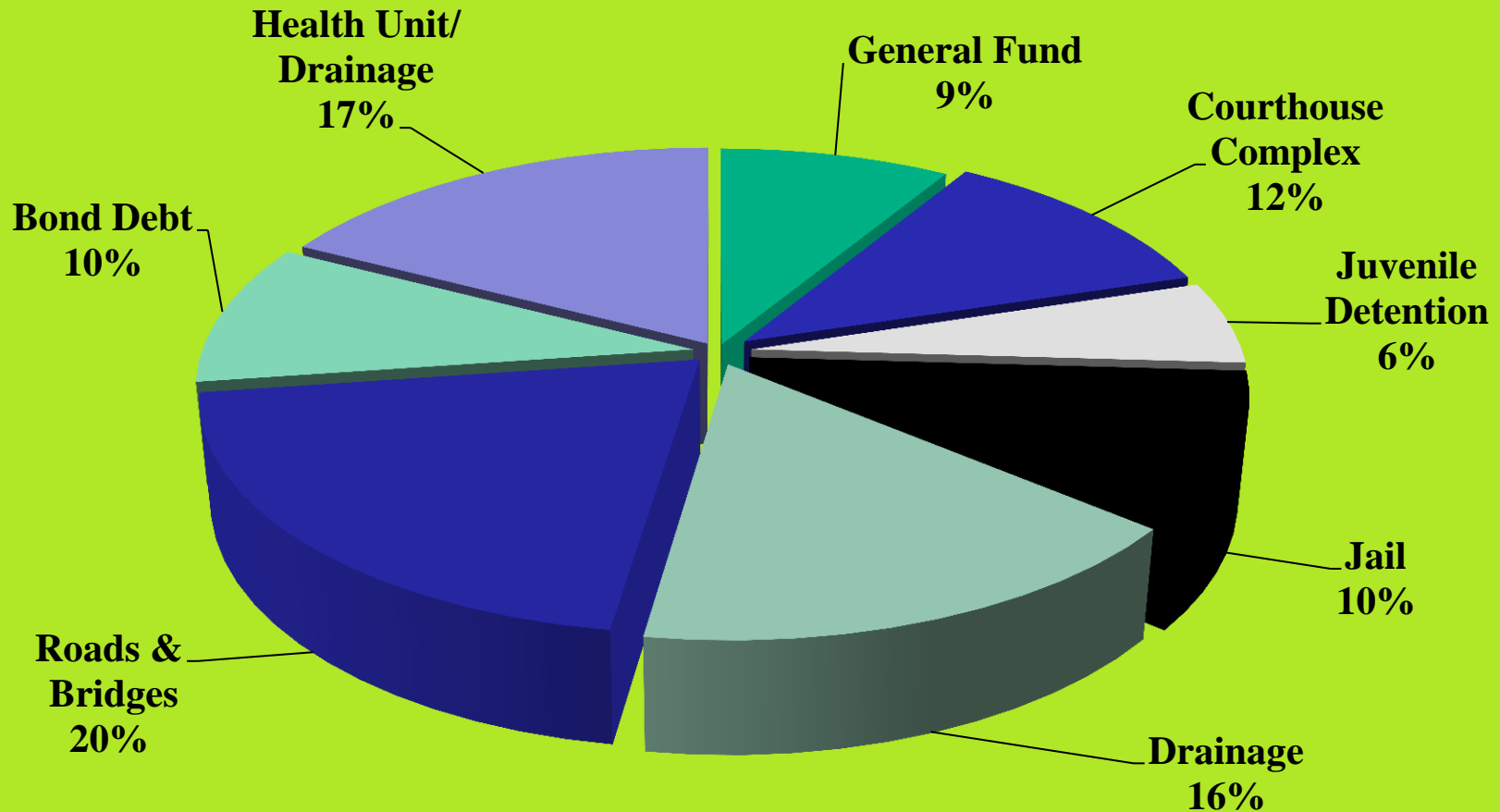
1994	15.57
1995	15.42
1996	13.23
1997	13.21
1998	13.21
1999	13.21
2000	12.81
2001	11.49
2002	12.81
2003	12.81
2004	12.81
2005	12.81
2006	12.81
<b>Total Generated from 1996-2006</b>	<b>\$92,697,218</b>
<b>Millage could have been:</b>	<b>15.57</b>
<b>Total \$ Generated from 1996-2006 would have been:</b>	<b>\$112,736,999</b>
<b>Total Difference from 2006-1996:</b>	<b>\$20,039,781</b>
<b>Additional Funds In 2019:</b>	<b>\$4,240,489</b>



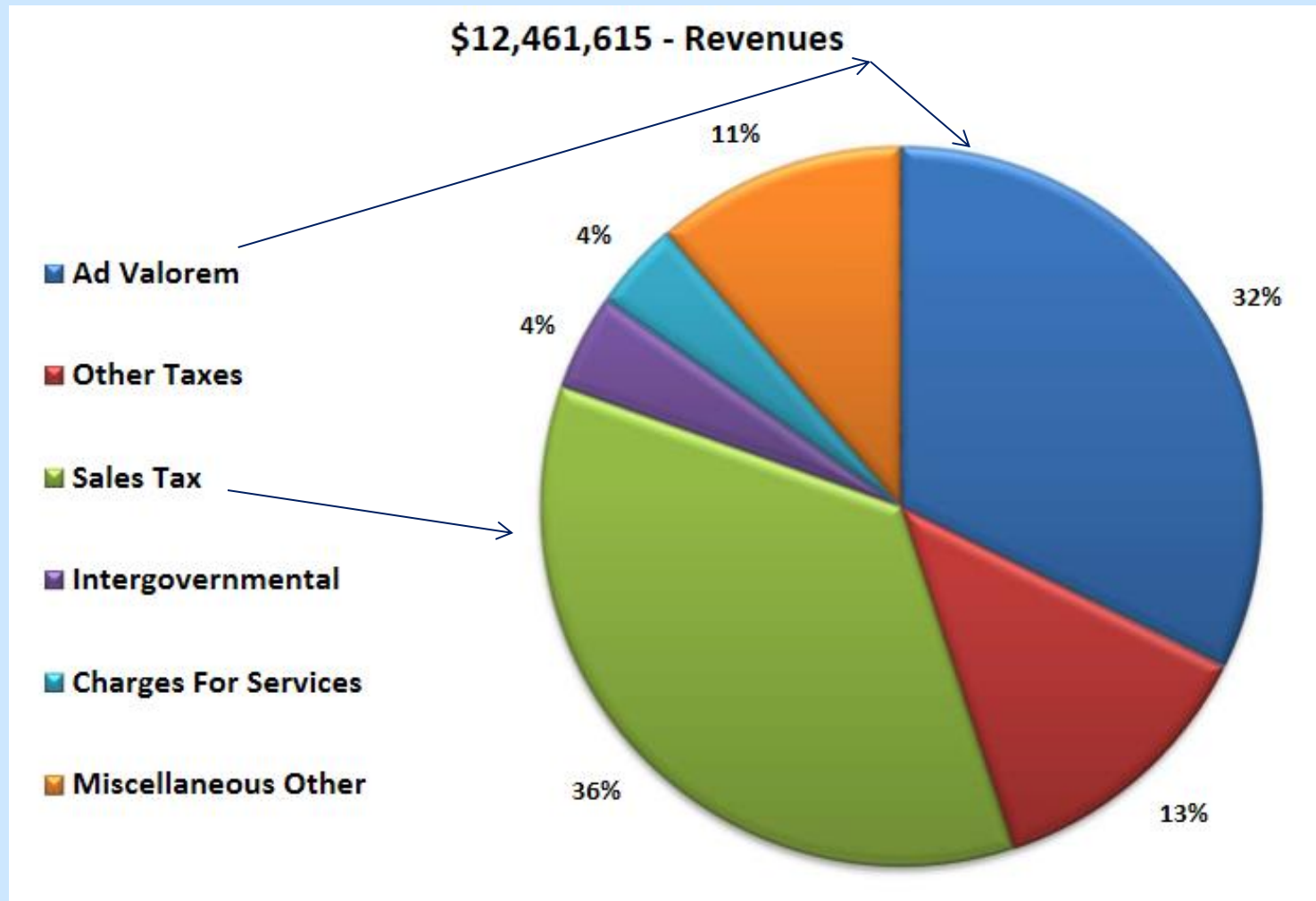
## Where Your Parish Tax Dollars Go (2019)



# How City-Parish Government's 24.7% of Parish Property Tax Dollars Are Split (2019)

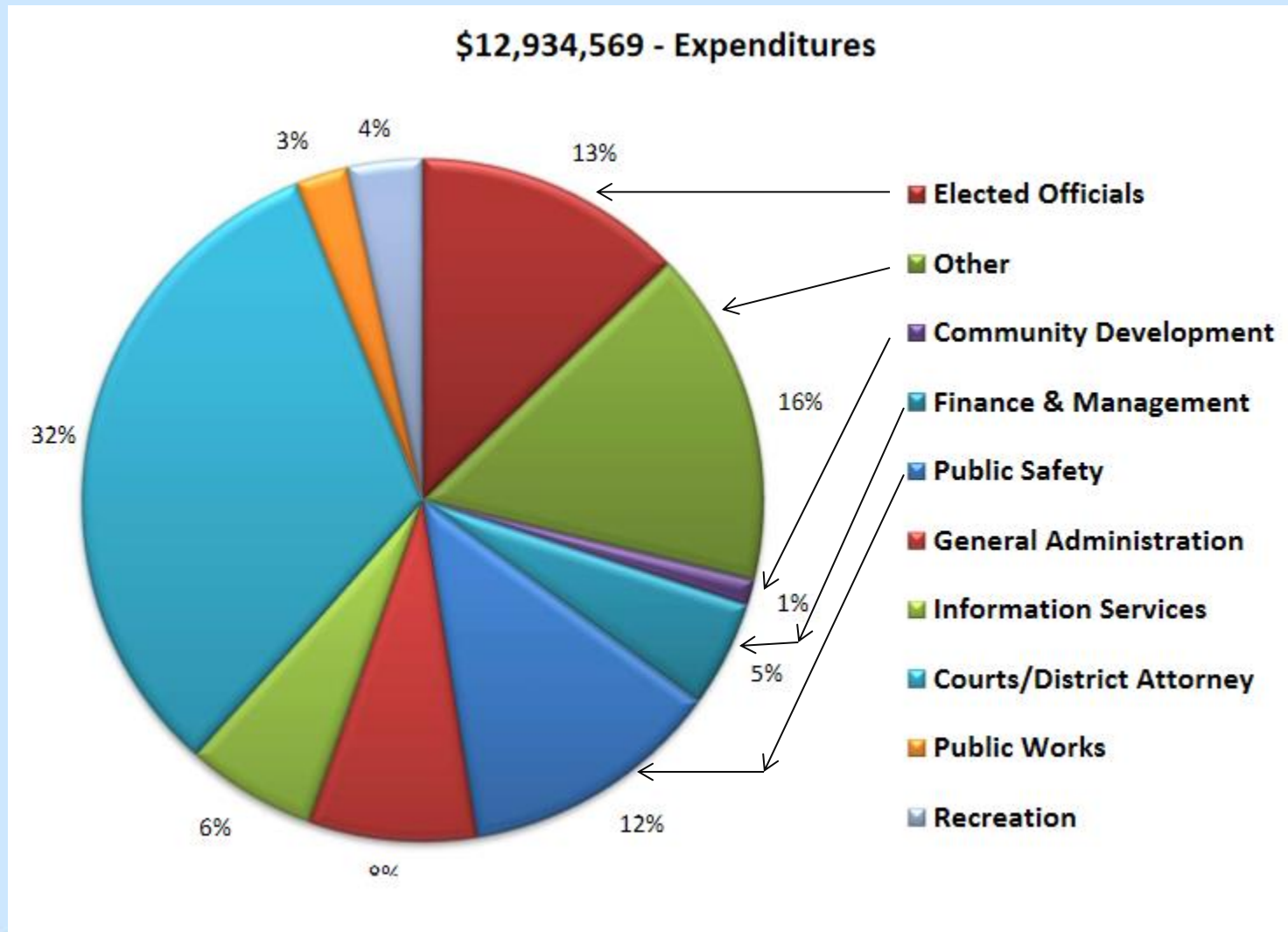


# Parish General Fund Rev. (2019-20)





# Parish General Fund Exp. (2019-20)





# Millage Rates of Major Parishes

Parish	Millages in 2019	Net Taxable Value in 2019
Bossier	116.10	\$1,027,419,673
Caddo	136.10	\$1,823,404,377
Calcasieu	109.90	\$2,458,826,029
E. Baton Rouge	119.20	\$4,474,887,621
Jefferson	113.00	\$3,828,402,592
Lafayette	82.90	\$2,349,992,652
Orleans - All	145.40	\$4,413,896,760
Ouachita	94.10	\$1,136,196,547
Rapides	111.20	\$851,375,105
St. Tammany	145.60	\$2,136,285,314



# THE END Questions?

To download a copy of  
*Louisiana Property Tax Basics*  
go to

[www.lafayetteassessor.com/home/topics](http://www.lafayetteassessor.com/home/topics)

**Contact: 291-7080**

